

37-126-4

BK 7622 PG 260

NO TRANSFER  
TAX PAID

**WARRANTY DEED  
032976**

**KEITH HALL** of Jackman, County of Somerset and State of Maine, for consideration paid, grants to **LAURENTIA I. HALL** of Waterville, County of Kennebec and State of Maine, with **warranty covenants**, my one-half undivided interest in and to a certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, described as follows:

The unit known and designated as **Unit 33 in Ridgewood Commons Condominium**, located in Waterville, Kennebec County, Maine, as shown on the Condominium Plats by A.E. Hodson, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominiums, Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in Kennebec County Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

-Amendment to Declaration dated June 30, 1986, recorded in Kennebec County Registry of Deeds in Book 2996, Page 275;

-Amendment to Declaration dated September 4, 1986, recorded in Kennebec County Registry of Deeds in Book 3018, Page 195; and

-Amendment to Declaration dated October 14, 1987, recorded in Kennebec County Registry of Deeds in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending to convey the same premises described in the Deed of Sale by Trustee of John H. Lahr, sole surviving trustee of The Lahr Trust, UTD May 5, 1983, to Laurentia I. Hall and Keith Hall dated October 2, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5748 at Page 328.

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WITNESS my hand and seal this 5<sup>th</sup> day of September 2003.

Keith A. Hall  
Keith Hall

STATE OF MAINE

COUNTY OF Kennebec

9/5/, 2003

Personally appeared the above-named **Keith Hall** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Timothy R. O'Donnell  
Notary Public - Attorney At Law

Typed/Printed Name:  
Commission Expires:

Timothy R. O'Donnell

RECEIVED KENNEBEC SS.

2003 SEP 10 AM 9:00

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